

## **5-10: I-1 INDUSTRIAL ZONE**

### **A. DECLARATION OF LEGISLATIVE INTENT**

The I-1 Industrial Zone has been established for the purpose of providing places where manufacturing, processing, warehousing, fabrication, and wholesaling of goods and materials can be carried on with minimum conflict or deleterious effects upon surrounding properties.

Retailing is not the intent, nor allowed in the I-1 Zone. It is also the intent of this zone to promote the economic well being of the people and to broaden the tax base.

This zone is characterized by a mixture of warehousing, industrial, manufacturing, and processing uses and establishments that are served by street, power, water, sewage and other utilities and facilities or where such facilities can be readily provided or installed by the developer. Open spaces not yet used for industry are characterized by agricultural use.

This zone does not provide a healthful environment for dwellings, so dwellings are prohibited except for non-farm caretaker dwellings which are essential to the operation of an industrial plant. It is hereby declared that the specific purposes and intent of the County Commission in establishing the I-1 Industrial Zone are:

1. To take advantage of the powers and more fully implement the basic purposes for planning and zoning set forth in Section 17-27-102 Utah Code Annotated 1953, and to implement the plans provided for in Section 17-27-301 of the said Code.
2. To promote industry by providing a location where conflicts between neighboring business establishments are minimal and conflicting, nonindustrial land uses are not present.
3. To promote economy in the process of development.
4. To ensure the development of adequate public facilities to match private development.
5. To bring about the economical utilization of water, drainage, sanitary and other facilities.
6. To more fully bring about the implementation of the county's master plan.

The specific regulations necessary for the accomplishment of the purposes outlined above are hereinafter set forth.

### **B. PERMITTED USES**

The following buildings, structures, and uses of land shall be permitted in the I-I Zone in compliance with the standards and requirements set forth in this ordinance:

1. Warehousing and storage in enclosed buildings.
2. Buildings containing recycling plants to extract useful materials (paper, glass, metals, etc.) from used

manufactured goods for reuse, provided there is no outdoor packaging, salvaging, or processing on the property and no odor or blowing material leaving the outer boundaries of the property.

3. Buildings, facilities, and storage yards used in the manufacture of apparel, textiles, and other finished products made from fabrics, leather, or fur, subject to the provisions of zoning section 3-41 for outdoor storage yards.

4. Buildings, facilities, and storage yards used in the manufacture of lumber and wood products, subject to the provisions of zoning section 3-41 for outdoor storage yards.

5. Buildings, facilities, and storage yards used in the fabrication and manufacturing of machinery, electronic components, furniture and fixtures, subject to the provisions of zoning section 3-41 for outdoor storage yards.

6. Rock crushers, buildings, facilities, and storage yards used to mix asphalt, mix concrete or fabricate concrete products, subject to the provisions of zoning section 3-41 for outdoor storage yards.

7. Automobile wrecking and salvage yards, subject to the requirements of zoning section 3-41.

8. Yards for the outdoor storage of heavy equipment, portable structures, contracting equipment, lumber, equipment or vehicular parts, or earth materials (rock, coal, sand, etc.), subject to the requirements of zoning section 3-41.

9. Buildings, facilities, and storage yards for the assembly, storage or repair of construction equipment, subject to the requirements of zoning section 3-41.

10. Buildings, facilities, and storage yards for the repair of automobiles, trucks, and heavy equipment, subject to the requirements of zoning section 3-41.

11. Petroleum storage tanks, facilities, and storage yards (does not include the refining of petroleum and related products), subject to the requirements of zoning section 3-41.

12. Buildings, facilities, and storage yards for the manufacture of bricks, structural clay tile, concrete block and similar components, subject to the requirements of zoning section 3-41.

13. Buildings, facilities, and storage yards for the fabrication and portion control (killing, skinning, and meat cutting) of domestic livestock and poultry, subject to the requirements of zoning section 3-41.

14. Buildings, facilities, and storage yards for the sorting, processing, packaging, and storage of such farm products as meat, pelts, dairy products, grain, fruit, vegetables, ornamental plants and sod, subject to the requirements of zoning section 3-41.

15. Buildings, facilities, and storage yards for the processing, packaging, freezing, or canning of prepared food and meals (but not for on-site retail business), subject to the requirements of zoning section 3-41.

16. Mines, gravel pits, sand pits, clay pits, rock quarries, rock crushers, and appurtenant mine structures and temporary stockpiles, subject to the provisions of zoning section 3-28.

17. The care and keeping of domestic livestock and fowl without restriction as to number; and barns, stables, corrals, feed yards, pens, coops, and other structures for the keeping of such livestock or fowl, subject to the provisions of zoning section 3-19.
18. The raising of mink, beaver, nutria, and similar furbearing animals, and the pens and sheds used in the raising of such animals, subject to the provisions of zoning section 3-19.
19. The production of fruits and crops in the field.
20. Buildings, silos, and other structures for the storage and keeping of farm products and machinery.
21. Dairy farms, including an office or an office structure for the exclusive use of a dairy operation on the same parcel, and buildings and facilities for the process and packaging of milk produced on the premise, subject to the provisions of zoning section 3-19.
22. Apiaries and establishments for extracting and processing honey.
23. Kennels.
24. Fish hatcheries and the raising of fish.
25. Forest and plant nurseries and greenhouses.
26. Botanical gardens and arboretums.
27. Public parks and historical monuments.
28. Landscape parks.
29. Man-made lakes, ponds, dams and other uncovered water impoundments if such are under ten (10) acre feet in capacity and covered water tanks and reservoirs which do not extend over two (2) feet above natural grade.
30. Fences, walls, and landscaping, subject to the conditions set forth in zoning sections 3-20 and 3-21.
31. Signs, subject to the provisions of zoning section 3-37.
- 31.1 A cellular telephone, radio, television, or other microwave transmission facility which has a license from the Federal Communications Commission or it's successor agency.
32. Oil, gas and water wells, and appurtenant pumps and pumphouses.
33. Buildings and appurtenant grounds and facilities, when such are owned and occupied by a governmental agency and used for one or more of the following:
  - a. Fire and police stations, plus buildings housing ambulance and similar emergency service vehicles and equipment.
  - b. Buildings and yards for the storage and upkeep of vehicles and equipment required for the

maintenance and operation of roads, utility systems and other functions of the governmental entity.

c. Office buildings housing the administrative and governmental activities of the agency; group assembly rooms; and post offices.

34. Office structures, when appurtenant and incidental to a use listed as a permitted or permitted conditional use in the zone.

35. Incidental produce stands not to exceed 600 square feet in area, subject to the provisions of zoning section 3-39.

36. Sexually oriented businesses, which are classified as follows: Adult Arcades; Adult Bookstores, Adult Novelty Stores, Adult Video Stores; Adult Cabarets; Adult Motels; Adult Motion Picture Theaters; Adult Theaters; Escort Agencies; Semi-nude Model Studios; and Sexual Encounter Establishments, as such uses are defined in Article 11-2 of the Utah County Code, subject to the definitions, requirements and provisions, including location requirements, contained in Article 11-2 of the Utah County Code, and subject to the following location and distance requirements:

a. No sexually oriented business shall operate or be established within 500 feet of any of the following:

i. churches, synagogues, mosques, temples, or other buildings used primarily for religious worship and activities;

ii. public or private educational facilities including child day-care facilities, preschools, elementary schools, intermediate schools, and high schools, including school grounds and athletic facilities which are used primarily in connection with school-related activities;

iii. public recreation areas or facilities including but not limited to parks, playgrounds, picnic areas, athletic fields or courts, libraries, public trail systems, community centers, and other analogous facilities;

iv. privately owned amusement parks or recreation facilities.

b. No sexually oriented business shall operate or be established within 500 feet of a boundary of a zoning district which allows residential use as a permitted use.

c. No sexually oriented business shall be located within 500 feet of any other sexually oriented business.

d. For purposes of these location requirements, measurements shall be made in a straight line, without regard to intervening structures, objects, or boundaries, from the nearest portion of the building or structure which houses the sexually oriented business to the nearest property line of the property in question.

### C. PERMITTED CONDITIONAL USES

In the I-1 zone the following buildings, structures, and uses of land shall not be permitted by the Zoning Administrator unless approval of a conditional use permit has been authorized in accordance with the zoning ordinance by the designated reviewing agency.

1. A building or facility for the processing, manufacture and storage of chemical elements or chemical compounds, which the Board of Adjustment has approved as a special exception according to the provisions of zoning section 7-21, provided:
  - a. The standards of the Uniform Fire Code are met as certified by the County Fire Marshal;
  - b. An inventory of hazardous materials, a scaled plot plan of their locations, and a brief explanation of the hazards involved are submitted for use by public safety officials; and
  - c. An annual business license is obtained.
2. A building or facility for the refining and processing of petroleum and related products, which the Board of Adjustment has approved as a special exception according to the provisions of zoning section 7-21.
3. A building or facility for the slaughtering and processing of livestock or poultry, which the Board of Adjustment has approved as a special exception according to the provisions of zoning section 7-21.
4. A building or facility for the smelting, refining, and processing of ferrous and nonferrous metals, which the Board of Adjustment has approved as a special exception according to the provisions of zoning section 7-21.
5. Delete
6. A sanitary landfill, and any ancillary trucking, grinding, compacting or similar facility on the same site as the landfill, which the Board of Adjustment has approved as a special exception according to the provisions of zoning section 7-21.
7. A water treatment plant or sewage treatment plant which the Board of Adjustment has approved as a special exception according to the provisions of zoning section 7-21.
8. A one-family caretaker dwelling which the Board of Adjustment has approved as a special exception according to the provisions of zoning sections 3-33 and 7-21, subject to the limitation that the primary use to which the caretaker dwelling pertains is an industrial use listed in zoning sections 5-10-B-1 through 5-10-B-16 or 5-10-C 1 through 5-10-C-5.
9. A helicopter pad, landing strip, flying field, or airport (including terminal and aircraft storage facilities) which the Planning Commission has issued a conditional use permit according to the provisions of zoning sections 3-46 and 7-24-D.
10. A public park facility which the Planning Commission has approved in a public park and issued a conditional use permit according to the provisions of zoning sections 3-48 and 7-24-D.
11. A landscape park recreational facility which the Planning Commission has approved in a landscape park and issued a conditional use permit according to the provisions of zoning sections 3-49 and 7-24-D.
12. An electric power transmission line over 69 kv capacity (and rights-of-way and substations) when

granted a conditional use permit by the County Commission according to the provisions of zoning section 3-45.

13. A gas transmission line having a design pressure of 600 psi or more, or a pipe diameter of 16" or more (and rights-of-way and regulating stations) when granted a conditional use permit by the County Commission according to the provisions of zoning section 3-45.

14. A water transmission line having a capacity greater than 200 cubic feet per second (and rights-of-way) when granted a conditional use permit by the County Commission according to the provisions of zoning section 3-45.

15. A planned subdivision which has been granted a conditional use permit and plat approval

#### D. AREA REQUIREMENTS

The minimum area of a zoning lot within the I-1 zone shall be as follows:

1. Each caretaker dwelling shall be on a lot that contains at least one (1) acre of land in addition to the required parking area and building area of the use to which the dwelling is appurtenant.
2. Each planned subdivision shall contain at least one (1) acre of land.
3. Each parcel resulting from the division of agricultural land for agricultural purposes under the exemption from the plat filing requirements, as provided pursuant to the provisions of Section 3-53-B-1 of the Utah County Zoning Ordinance and Section 17-27-806(2) of the Utah Code Annotated, 1953 as amended, shall not be less than five (5) acres in area, as shown on the approved and recorded record of survey map.
4. Each landscape park containing approved recreational facilities and each public park containing approved concessions or facilities shall be located on a lot containing at least five (5) acres of land.
5. Each governmental building and facility permitted according to the provisions of zoning section 5-10-B-33 shall be located on a lot containing at least five (5) acres of land.
6. For other permitted structures and uses there shall be no minimum area requirement except as may be required under other provisions of this ordinance.

#### E. WIDTH REQUIREMENTS

The minimum width of a zoning lot within the I-1 zone shall be as follows:

1. For each caretaker dwelling, the minimum width of the lot at any point between the frontage and the structure shall be one hundred (100) feet and shall be in addition to any width needed for the required parking area and the industrial building to which the dwelling is appurtenant.
2. For each public park containing approved concessions or landscape park containing approved recreational facilities, the minimum width of the lot along the road frontage shall be two-hundred fifty (250) feet.

3. For each governmental building and facility permitted under zoning section 5-10-B-33, the minimum width of the lot along the road frontage shall be one hundred (100) feet.

4. For other permitted structures and uses there shall be no minimum width requirement except as may be required under other provisions of this ordinance.

#### F. LOCATION REQUIREMENT

The minimum location requirements within the I-1 zone shall be as follows:

##### 1. Front Setback

All buildings and structures, other than certain public facilities, landscaping features and fences which meet the standards of zoning sections 3-20, 3-21 and 3-44, shall have a front setback of at least thirty (30) feet, unless a greater setback is required by Section 3-16 of this ordinance.

##### 2. Side and Rear Setbacks

All buildings and structures, other than certain public facilities, landscaping features and fences which meet the standards of zoning sections 3-20, 3-21 and 3-44 of this ordinance, shall have a side and rear setback of at least fourteen (14) feet from any property line unless a greater setback is required by Section 3-16 of this ordinance.

##### 3. Caretaker Dwelling Separation

Any caretaker dwelling shall be located a distance at least twenty eight (28) feet from any other building and at least 100 feet from any gasoline pump, storage tank, or similar use having a potential for explosive fires.

#### G. HEIGHTS AND SIZES OF BUILDINGS

The height and size requirements within the I-1 Zone shall be as follows:

1. The maximum permissible height of any structure shall be forty (40) feet as measured from the currently adopted building construction codes of Utah County or by any future edition of these codes that may be adopted.

**Exception 1:** An antenna of a “stealth telecommunications transmission facility” which is attached to an existing pole of an electrical (or other utility) line (or placed on a replacement pole therein) may exceed the initial elevation of such pole by no more than 10 feet.

**Exception 2:** For large scale utility line structures, there shall be no maximum height

**Exception 3:** Otherwise, a height in excess of 40 feet, if for unoccupied structures, may be approved by the Board of Adjustment as a special exception granted according to the terms of zoning section 7-21.

Note: The provisions of the APO Airport Overlay Zone, setback standards, or other provisions of the ordinance may result in a lesser height than that stated above.

2. The minimum height of any dwelling shall be eight (8) feet above natural grade.

#### H. SPECIAL REQUIREMENTS

1. The yards around buildings shall be kept free of debris, refuse, weeds, and other flammable material which may constitute a fire or health hazard.

2. No occupied building for which the sewage or septic waste is disposed of in the soil shall be approved if the sewage disposal site has a slope exceeding thirty (30) percent.

3. No building site, street, driveway, or other cut or fill shall be made so the side slopes exceed the critical angle of repose of the soil.

4. The grade of roads and driveways which serve a dwelling unit or other occupied structure shall not exceed twelve (12) percent and the road shall be maintained so as to be readily accessible to emergency vehicles.

5. All land surface from which topsoil is removed and all land surface on which subsoil is deposited shall be covered by buildings, hard surfacing, or a layer of topsoil at least one inch in depth. In order to prevent the soil from eroding, it shall be re-seeded with plant material having sufficient concentration to screen at least twenty-five (25) percent of the exposed surface from view.

6. Except in the case of farm uses permitted under zoning section 5-10-B-17 to 5-10-B-26, at least two (2) times the floor area of all main and accessory buildings shall be planted and maintained in lawn, trees and shrubs in accordance with the provisions of zoning section 3-21. Automobile wrecking yards, salvage yards and storage yards shall have a landscape strip along the outside of the front fence which is three (3) feet in width for the length of the fence.

Landscaping shall be installed before a zoning compliance permit may be issued.

#### I. SITE PLAN REVIEW

##### 1. Scope

In lieu of a plot plan required under zoning section 7-6, any applicant for a building permit in the I-1 zone shall submit a site plan to the Zoning Administrator with the contents listed below. The Zoning Administrator shall review the plan and shall issue a building permit pursuant thereto only if the standards of this and the other sections of the zoning ordinance are met.

**Exception:** Applications for permits for public facilities permitted under zoning section 3-44; fences, signs and wells permitted under zoning sections 5-10-B-30 to 5-10-B-32; and farm uses permitted under zoning sections 5-10-B-17 through 5-9-B-26 shall be exempt from filing such site plan (zoning section 7-6 shall still be met, however.).

##### 2. Contents

Such site plan shall be carefully drafted, drawn to a scale that is not smaller than one inch to two hundred feet (1"=200'), and show:



- a. The names, addresses, and telephone numbers of the owner of the lot to be built on (subject lot), the developer of the project, and the architect or other designer.
- b. The property boundary lines, legal description and dimensions of the subject lot; the property lines of all adjoining lots (but only extending for a distance of two hundred feet away from the boundaries of the subject lot); and an identification on each lot of the name of the property owner.
- c. The location and use of all existing and proposed structures on the subject lot.
- d. The location and an identification of each use of land and each building lying within 200 feet of the boundaries of the subject lot.
- e. The location and names of all public and private streets
- f. The location of all canals, power lines, gas lines and other utility lines on the subject lot and the boundaries of all recorded easements located on the lot.
- g. The location of the proposed landscaping, parking areas, access points, lighting, and loading areas that are needed to meet the requirements of zoning sections 3-14, 3-15 and 3-21.
- h. The location and cross sectional drawing of proposed walls and fences, including those needed to meet the provisions of zoning section 3-41.
- i. An identification of any areas where the subject lot has been graded by past cuts or fills; also contour lines, if the land has more than a five percent (5%) slope, and a grading plan if cuts or fills will be undertaken to prepare the site.
- j. An identification of any contaminated soils, fill material types, wet or boggy soils, fault lines or other natural hazards affecting the subject property.
- k. North point.

### 3. Limitation

Upon approval of the site plan (or any amendment thereof) by the Zoning Administrator, no buildings or uses of land other than those depicted on such plan shall be permitted on the subject lot.

### J. SUPPLEMENTARY REGULATIONS

Uses within this zone shall also comply with the applicable requirements set forth in Chapter 3, entitled Supplementary Requirements and Procedures Applicable Within Zones and all other provisions of the zoning ordinance.